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## HOUSING DEVELOPMENT SCHEME - TYLNEY AVENUE, ROCHFORD

### 1 SUMMARY

- 1.1 To apprise Members of progress on the development of the site at Tylney Avenue, Rochford, the subject of an approved housing scheme. (Minute 600(17)03 refers).

### 2 BACKGROUND

- 2.1 The former recreation ground at Tylney Avenue (Appendix 1) was one of five sites, which together with Hardwick House, Bardfield Way, Tendring Avenue and Warwick Drive were the subject of housing schemes developed with Swan Housing Group. With the exception of Tylney Avenue the sites were transferred to the Housing Association in March of last year and the schemes are now well advanced, with the works progressing to schedule and completion of the Warwick Drive, Bardfield Way and Tendring Avenue schemes imminent.
- 2.2 Delay occurred with the transfer of the Tylney site due to the existence of a covenant relating to its original recreational use to the benefit of the National Playing Fields Association. Whilst the NPFA recognised that the site no longer constituted a viable recreation ground the Association was nevertheless concerned to ensure that adequate provision was secured to compensate for the removal of the restriction.
- 2.3 Following discussions with the NPFA, the Doggetts play ground (Appendix 2) was identified as a comparable area which would better serve the recreational needs of the locality and which was not presently subject to Trust arrangements. The Association has confirmed its agreement to the removal of the covenant at the Tylney site in consideration of the Council transferring the Doggetts play area into Trust. This would be on similar terms to other areas the Council has placed in Trust with the NPFA with the Council maintaining the area under the provisions of a lease in accordance with the Trust objectives.

### 3 DEVELOPMENT PROPOSALS

- 3.1 Swan Housing Group has confirmed that they still wish to proceed with a scheme of development on the site but they would like to prepare revised proposals which if supported by the Council will be submitted as a pipeline scheme as part of a number of schemes within the Thames Gateway South Essex sub region.
- 3.2 The implementation of the scheme may now require funding from the Regional Housing Board.

3.3 Subject to planning permission and finance, a scheme is likely to take approximately 18 months to complete.

#### **4 RECOMMENDATION**

4.1 It is proposed that the Committee **RESOLVES**

- (1) That the Council continue to work with Swan Housing Group to develop an acceptable Housing Scheme for the site.
- (2) That, in consideration of the release of the Covenant on the former Tylney play area, the Council agree to place into Trust with The National Playing Fields Association the Doggetts Play ground by transfer of the Council's freehold interest and leaseback of the area to be maintained by the Council and on such other terms and conditions as the Head of Legal Services considers appropriate.
- (3) That, subject to an acceptable scheme being approved by Council and Swan Housing Group securing the necessary funding for the development, the site be transferred to Swan Housing Group at nil cost and on such terms and conditions as the Head of Legal Services considers appropriate to secure the provision of the approved housing scheme. (HLS)

Albert Bugeja

Head of Legal Services

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#### **Background Papers:-**

Letter from NPFA dated 4<sup>th</sup> January 2005

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